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MATURE IN TWO SAYS TO JOHN DARFUS,

שוליות in rive מתאי לס JOHN DARFUS, 212 South Wyandote St,

No. 212 South Wyandote St, No. 212 South Wyandote St,

# COTTAGES SEMI-BUNGALOWS



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## COTTAGES AND SEMI-BUNGALOWS



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PARTITY IN PIVE CRYS TO JOHN DARFUS, LANCASTER. OHIO

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## Introduction

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Contents 22,500 cubic feet

Both the plan and exterior of this design appeal to many.

The living room lighted on three sides, with a built-in fireplace and bookcases in the end, projected bay in the front and arched ceiling following the lines of the roof, makes an extremely interesting room.

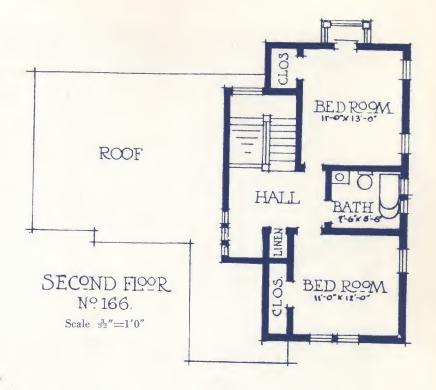
There is a large screened-in porch in the front through which one passes into a vestibule, before entering the reception hall.

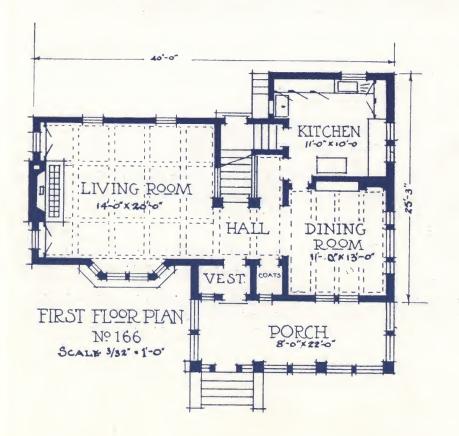
The entrance to the kitchen is from the grade door; along side of this door is a plat-

form from which the refrigerator is iced. The location of the built-in counter, cupboards, sink and range have been carefully studied.

In the dining room is a built-in buffet, at the side of which is a china closet.

On the second floor are two chambers and bath opening off a center hall; while the basement contains the usual heating plant and laundry.







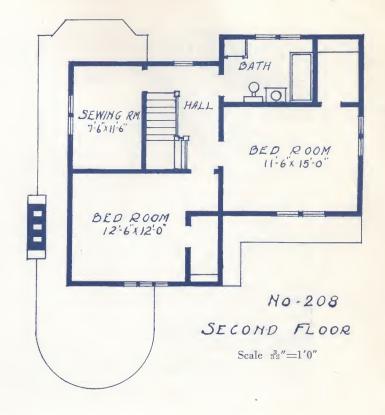
Contents 26,520 cubic feet

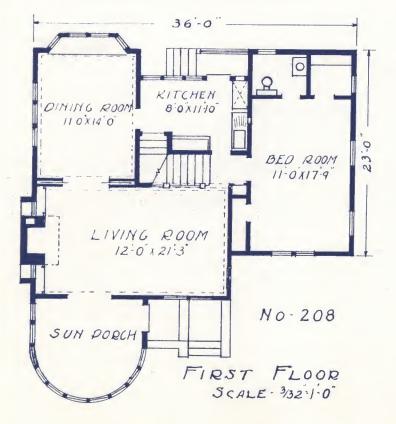
This artistic home, well constructed, is economically designed. The outstanding feature of the house is the light afforded, 27 windows being arranged for on the first floor.

The large living room is provided with builtin bookcases and a fireplace, opening off this room is a circular sun parlor.

The main feature of this plan is the extra large bedroom, two closets and toilet opening off the same. On the second floor are two bedrooms and a sewing room, bath and an abundance of closet space.

The exterior walls are of cement plaster which has been carried up into the cornice ceiling, with roof of thatched shingles.



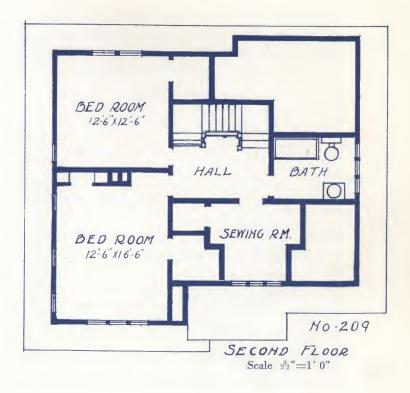


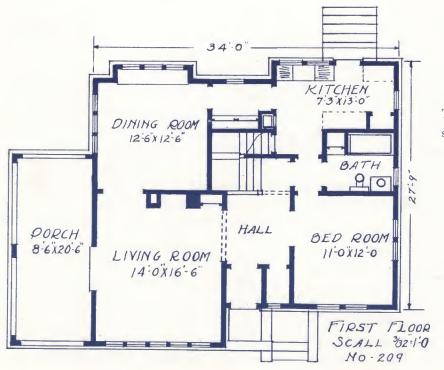


Contents 27,500 cubic feet

Brick used to the first story sills, white cement plaster troweled smooth above, and a thatched shingled roof stained a brown gives to this design a color combination that produces a very rich effect.

The screen porch, designed for many homes a few years ago, is given the place of the sun parlor; the old fashioned pass pantry, and sewing room now coming into their own are incorporated in this plan. The first floor plan provides a hall, a dining room opening off a large kitchen, which has access to the front stairs. A bed room, opening off the hall, with a private bath, is a feature adopted in the newer plans now being built.







Contents 33,060 cubic feet

This design, built by an architect for his own home, "Speaks for itself."

This home was built on a corner lot on one of the boulevards overlooking a creek in a west-ern city.

With its circular top windows embellished by a little cement cornice, unusual treatment of the sun porch, its winding entrance steps, white cement plaster and red tile roof, makes the design most fascinating.

Space will not permit a description that will do this home justice; but it can safely be said, "that the rear and opposite side are just as attractive as the front and side pictured."

The sun room on the front, exposed to the south and lighted on three sides is fitted with

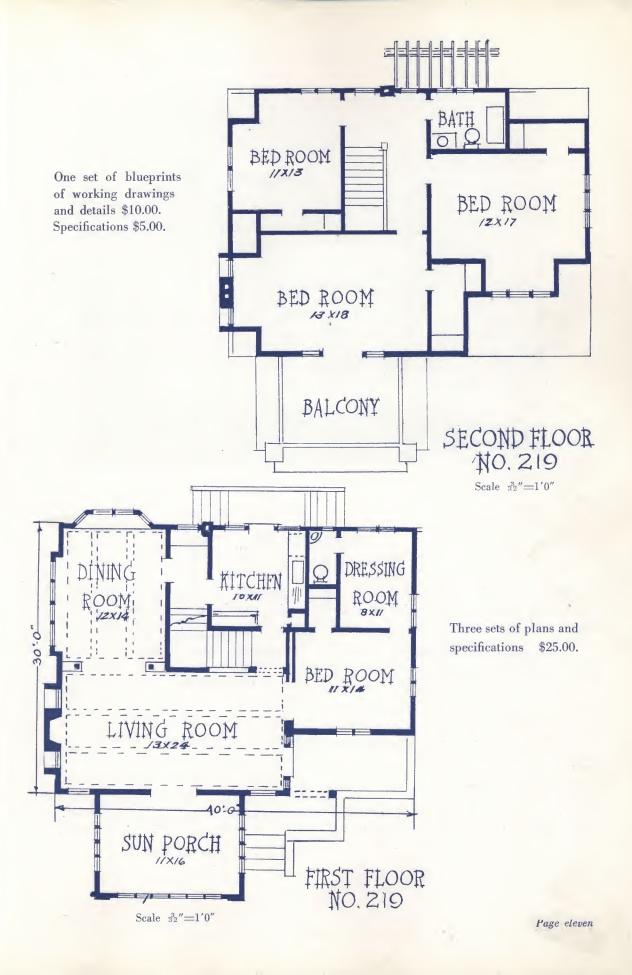
casement sash. The bookcases, instead of being at the side of the fireplace are placed in the opening between the living and dining room. Both of these rooms have a beamed ceiling.

The kitchen fixtures are complete and convenient, and in addition there is a pass pantry.

Beside the first floor bedroom there is a good sized dressing room off which is a toilet room.

There are three large bedrooms and bath on the second floor.

The basement contains a large billiard room in addition to the customary laundry, etc.





Contents 21,950 cubic feet

In the accompanying design we have a story and a half home, the lines of which are exceptionally pleasing.

The entrance is thru a screened porch extending across the entire front, which could be easily glazed should the owner so desire.

The long living room has a brick fireplace around which the family gathers on these long winter evenings especially in our northern climate.

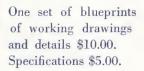
A careful study of the floor plan will reveal a number of interesting and unusual features.

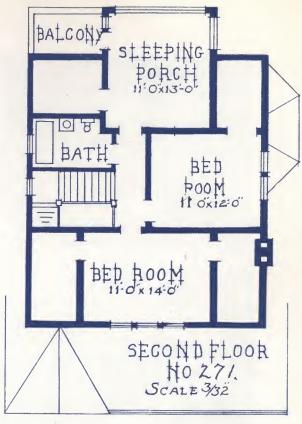
The entrance to the dining room is thru a

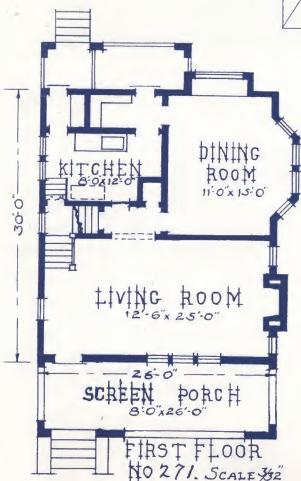
back hall which gives to the owner the utmost privacy during the meal hour.

The kitchen, while of the buffet type, gives ample room for the sink and range, while the rear entrance provides space for the refrigerator. The pass pantry has a French door opening onto a screened-in porch, which is used in the hot weather for serving the evening meal.

On the second floor besides two good bedrooms is a sleeping porch, all reached from a center hall convenient to the bath.









Contents 24,690 cubic feet

Our design No. 275 is another where the living room is placed in the center, with the living quarters on the one side, and sleeping accommodations on the other.

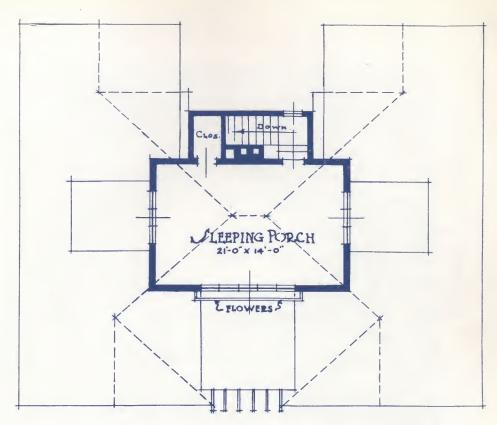
A large brick fireplace in the living room is placed directly opposite the front entrance. Back of this fireplace are the stairs leading to the one room finished off on the second floor, a large sleeping porch with windows on three sides.

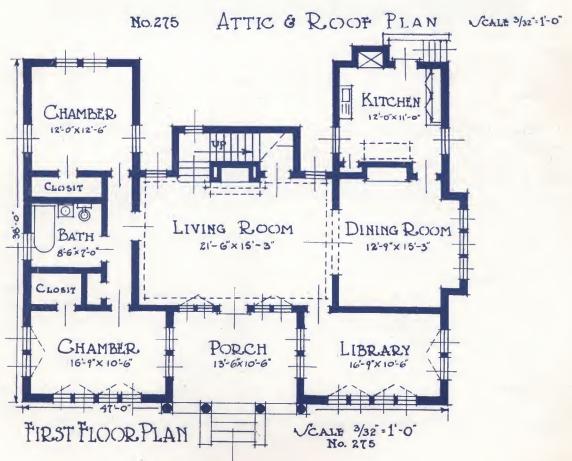
In addition to the usual living rooms this plan

provides for a large library in the front, reached thru a door from the living room.

This home was planned without a basement. If desired, however, one could easily be added. and a stairway provided to go down between the kitchen wall and that of the coat closet.

Brick has been used to the first story sills, and light stucco above, shingles stained a deep red.







Contents 22,830 cubic feet

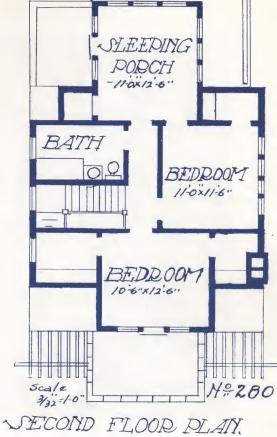
A cottage suitable for a narrow lot, contains seven rooms. The living room is across the width of the house in front, and has a wide brick and tile fireplace, cased opening to dining room and an attractive open stairway leading to second floor. The dining room has paneling all around the walls, mullion windows on the side and single door to Library; this room may be used as a chamber as it is equipped with a water closet and lavatory and a good size closet.

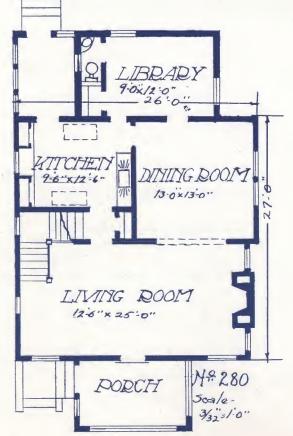
The kitchen is well arranged with built-in cabinets, icebox on the outside wall with iceing door from the outside, sink with drainboard, space for full size range and combination stairway from kitchen to basement, with door to outside at grade. The plumbing fixtures are so laid out that the fixtures on the first floor, bathroom on the second floor and laundry tub in the base-

ment all connect to the one stack, making a most economical construction.

On the second floor there are three bed rooms, four good size closets and a complete bathroom, all accessible from the stairhall. The rear bed room is fitted with windows on three sides, which makes this room a comfortable sleeping porch. The front balcony is accessible from the bedroom.

There is a full basement, with boiler and fuel room, laundry and vegetable cellar with cement floor. The first floor is finished in clear birch and the second floor in pine to paint and enamel with birch doors. The exterior is stucco over insulation and Slate surfaced shingles.





FIRST FLOOR PLAN.

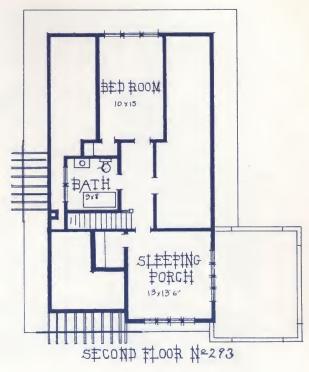


Contents 31,000 cubic feet

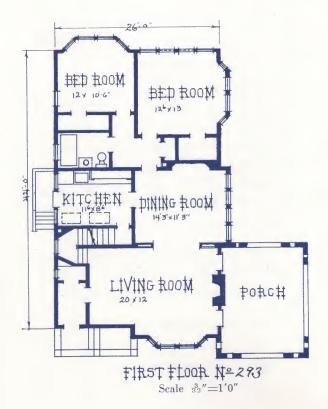
We consider this one of the classiest bungalows in our entire collection; as it has a clever roof treatment and the central portion is two stories and dormers give the necessary height where it is desired. The plan is very simple and attractive and yet quite unusual. Cased opening separates living and dining rooms. There are also French doors between living room and porch. At the opposite end of this room is an open stairway leading to the second floor. The dining room has a wide buffet with china closets on each side. The kitchen is of the best shape

adapted to give plenty of wall space with minimum floor space, with all conveniences at hand.

On the first floor there are two good size chambers, bath and several closets. On the second floor there is a sleeping porch in front, a good size bedroom in the rear and a complete bathroom, closets and storage.



Scale  $\frac{3}{32}$ "=1'0"



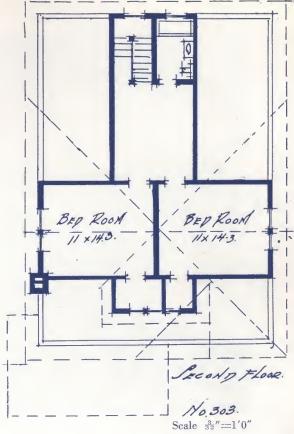
Three sets of plans and specifications \$25.00.

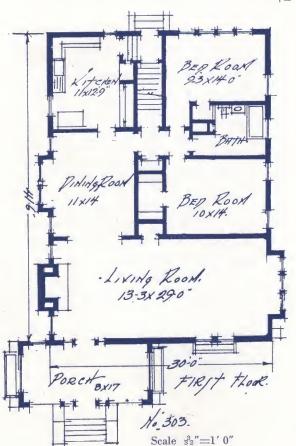


Contents 33,300 cubic feet

A semi-bungalow with two bedrooms and bath on each floor; with an attractive enclosed front porch. The living room is across the front and has a handsome fireplace at one end and a piano bay at the other. The dining room has a recess for buffet and panelwork all around the walls. In the kitchen there are built-in cabinets on two walls and the icebox is built-in and placed against the entrance wall with iceing door from the rear entry.

The entire first floor is finished in hardwood, the rooms on the second floor in pine to paint. There is a full basement divided into a nice laundry and drying room, vegetable room, boiler and fuel room.





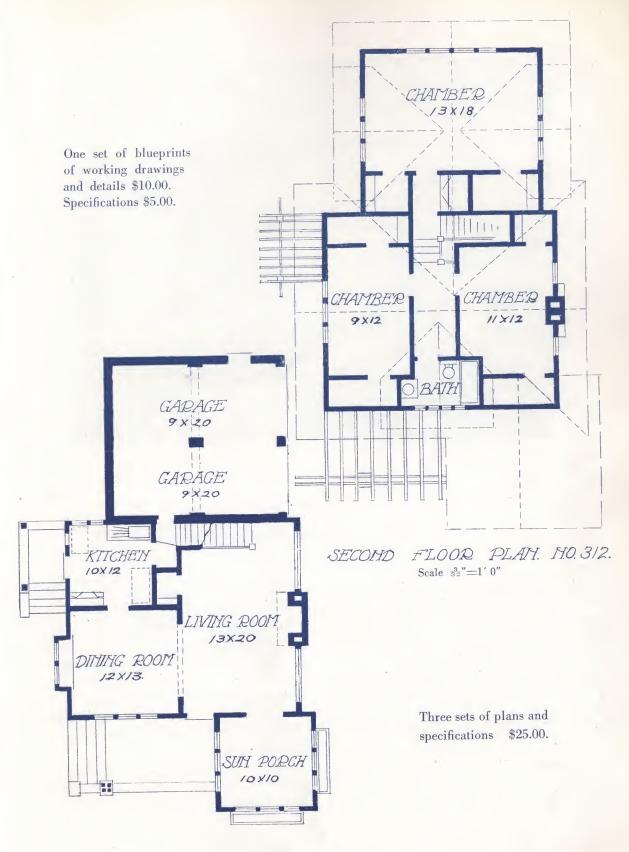


Contents 26,700 cubic feet

A great many homes now being built have the garage a part of the house. In this attractive cottage home, a large double garage adjoins the house in the rear. Thus constructed, there are many advantages: the principal ones being, convenience and cost. Along these lines much can be said, but the outstanding facts are these.

To go directly from the home into the garage in cold or stormy weather means much to the professional or business man who must use his car the year around. To be able to heat the garage from the house, is not only a convenience but a saving. While most of our cities require in their building ordinance that where a garage is attached to the house, that the wall and door separating the two shall be fireproof, and the roof of the same material if sleeping quarters are over the same; yet there is the elimination of one wall, additional space can be provided over the garage when it adjoins the home at less money, and the heating problem is solved.

With three rooms and sun porch down stairs and three chambers and bath on the second floor, exceptionally large closets, this home appeals to many.



FIDST FLOOR PLAM. NO. 3/2.
Scale 32"=1'0"



Contents 22,120 cubic feet

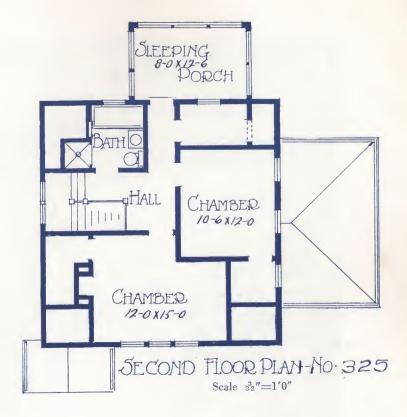
The first requirement of a home is the livable quality; the feeling of satisfaction constantly present. A compact, yet roomy house is here shown, where all the space, even to that under the roof has been utilized.

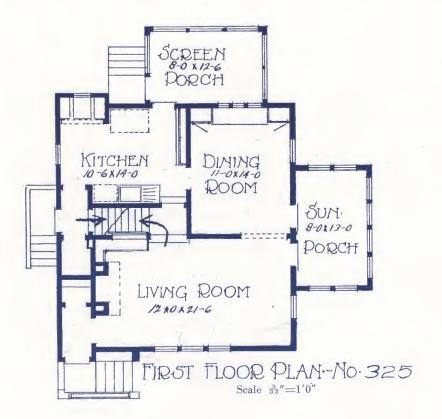
While the exterior is not unusual, it attracts attention and is pleasing and homey. Screens and sun porches speak for comfort in summer and on sunny days, and these are especially generous.

The entrance is at one side of the living room, leaving the front exposure unbroken for the living room. The wide opening between the living and dining rooms allows plenty of light and air from three directions.

The stairway is exceedingly attractive, up two steps from both the living room and kitchen, the stairs to the basement being under the main stairs.

The second floor is very complete with a small dressing room off the sleeping porch, shower in the bath, and fireplace in the main chamber.







Contents 32,600 cubic feet

This home has an unusual roof treatment. Only the central part of the house is two stories, the dormers giving the necessary height where it is desired.

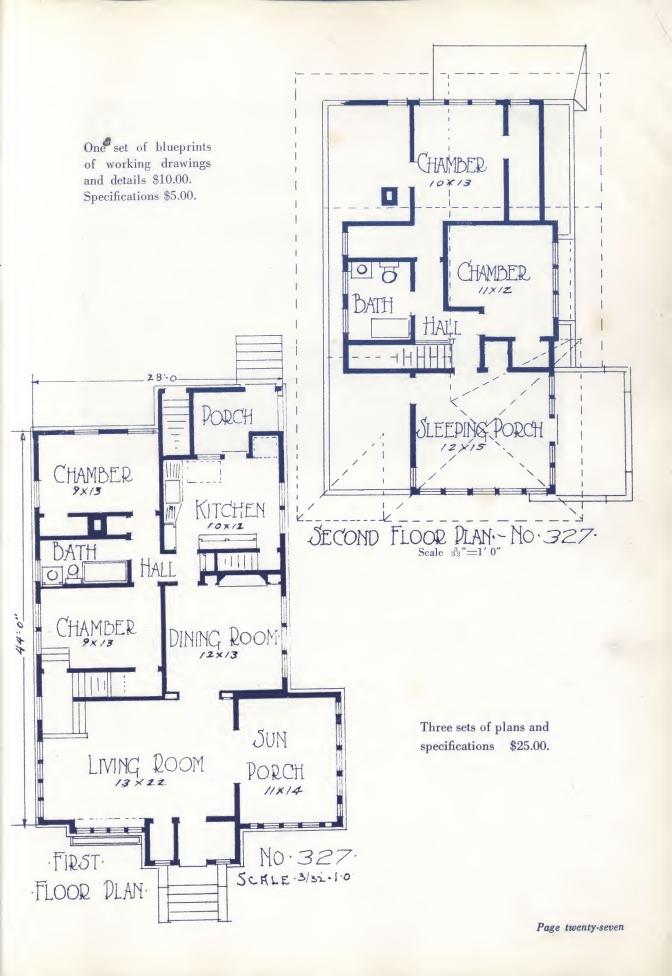
The inclosed portico serves as a vestibule and coat closet,

With the treatment of the stairway in the corner of the living room, the plan is simple, attractive, and effective. The dining room has a recessed buffet and china closets, paneled walls and coved ceiling.

The kitchen portion is complete with ample

cupboards run to the ceiling, with bins and drawers underneath. The icebox is recessed on to the rear porch and has an outside icing door.

Beside the two chambers and bath on the first floor, there are two additional chambers, sleeping porch and bath on the second floor. From the sleeping porch a French door leads onto a balcony for airing bedding.







Contents 17,590 cubic feet

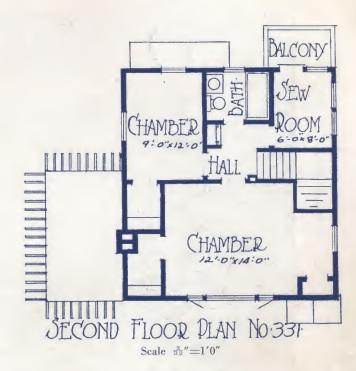
The home here pictured is sure to attract the attention of anyone interested in building a small home.

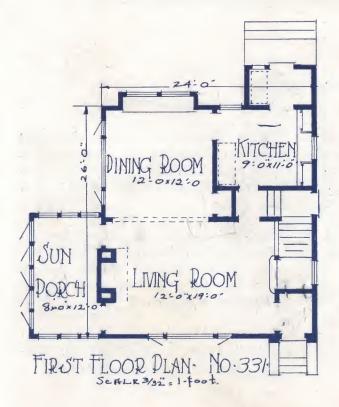
Worked out on colonial lines, using a red colonial brick soldier course at grade, white cement plaster for the first story walls and siding for the dormer and gable walls, white woodwork and green shingles make a pleasing color combination for this attractive colonial cottage.

One end of the living room is taken over by

the stairs while in the opposite end is a colonial fireplace, with French doors on each side opening onto a sun porch, give a pleasing effect on entering.

All the details have been carefully studied and the plan is complete in every respect.







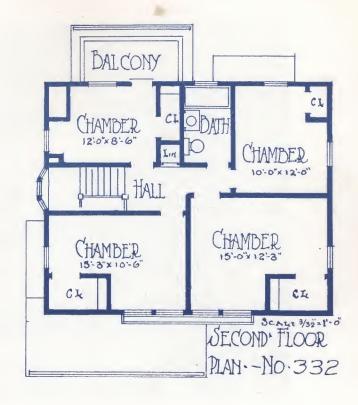
Contents 22,190 cubic feet

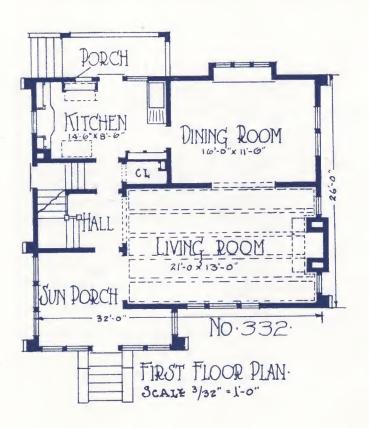
It would be impossible to conceive of a more picturesque home than the one here illustrated. With its dark brown stained, shingled side walls, for the first floor, tan cement plaster, troweled smooth, half timber work, red roof, brown stained woodwork and white sash, this home set among trees, on a beautifully landscaped lot is one of the most attractive of our entire collection.

This floor plan is interesting and economical. The sun porch has been taken out of the corner of the plan and slightly projected in front, entrance is thru this sun room, into a reception hall, while a pair of French doors open into the living room.

On the second floor are four well-lighted chambers, each opening off a center hall convenient to the bath. A French door leads from the rear chamber onto a balcony for airing bedding.

The plan is complete with all the modern conveniences, such as clothes chute, medicine cabinet, kitchen fixtures with refrigerator that can be iced from the rear. Good closets are provided for under the roof.







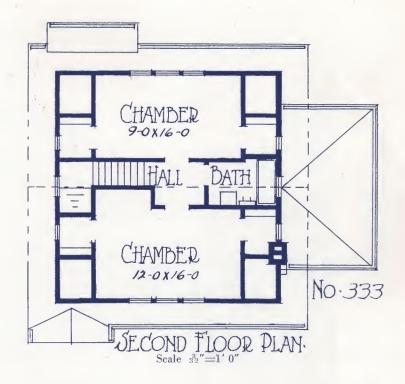
Contents 17,810 cubic feet

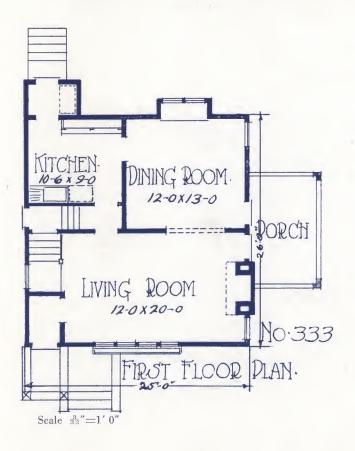
It would be hard to improve upon the plan of our No. 333 where one is considering a small cottage home of five rooms and bath.

The first floor has all the room needed to accommodate a family of four. All the rooms being good size, well lighted, and conveniently arranged.

The sun porch could be glazed at a small expense.

Shingles are used to cover the exterior walls, while the roof shingles are stained. A pleasing combination, however, would be to use stucco for the first story walls and shingles in the gables.







Contents 32,250 cubic feet

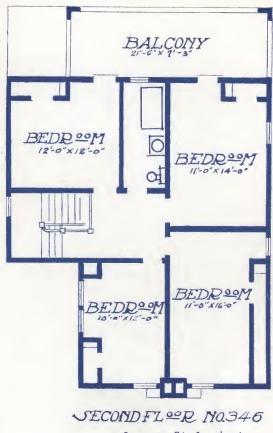
With its pergola porch treatment, massive brick chimney in front, a trellis which is covered with vines, this home presents a homelike appearance.

In addition to the charming living room with its abundance of windows, and a fireplace of unusual merit the feature that will appeal to the man of the house is the den. The entrance from the side into a hall, from which the main staircase leads to the second floor with the dining room to the rear is very effective in its treatment. A built-in buffet extends across the entire end of the dining room, while French doors lead out onto a real sun room.

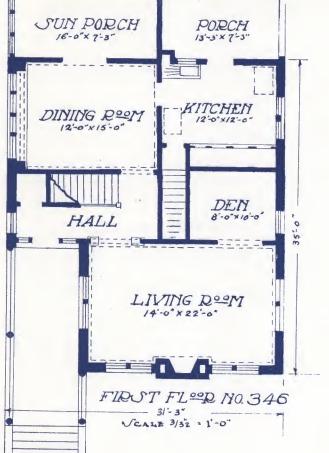
There is a full basement with the usual features, and a toilet in addition.

The home is well constructed, brick veneering the first story, while the gables can be either stucco or shingles.

One set of blueprints of working drawings and details \$10.00. Specifications \$5.00.



SECONDFL 2 NO.346 VCALE 3/32 = 1-0"





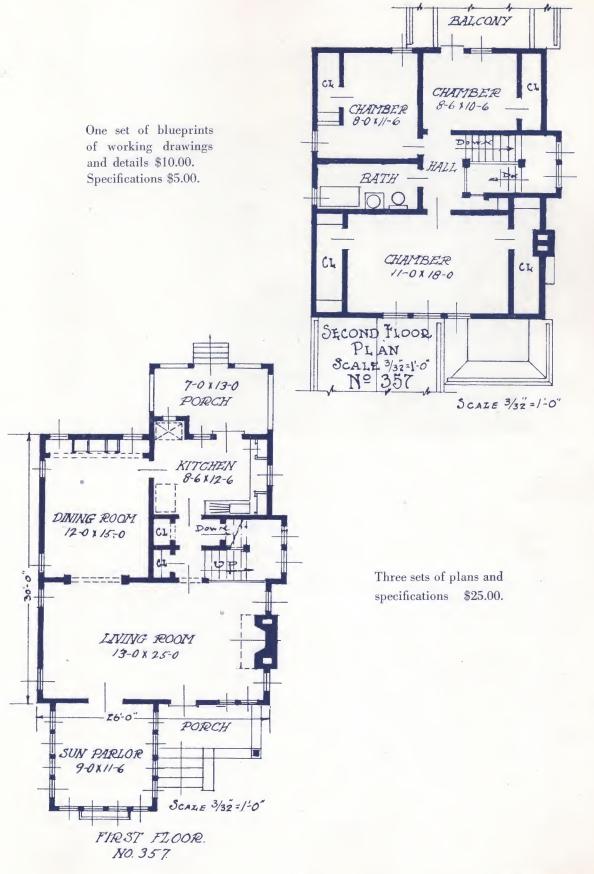
Contents 22,060 cubic feet

The exterior walls of this home are of stucco, with boards and battens in the gable ends stained; the cut verge boards supported by massive brackets, and its buttressed walls make a treatment that is a little out of the ordinary.

The arrangement while not unusual is very practical with its long living room across the entire front, windows on three sides, and fireplace in the end. Instead of taking the stairs out of the living room, these have been placed in back of the living room opposite the front door, convenient to the kitchen.

A wide pilaster opening separates the living and dining room, while French doors open onto the sun porch.

On the second floor are three chambers with good closet space under the roof; a French door leads from the rear chamber onto the balcony.





Contents 26,760 cubic feet

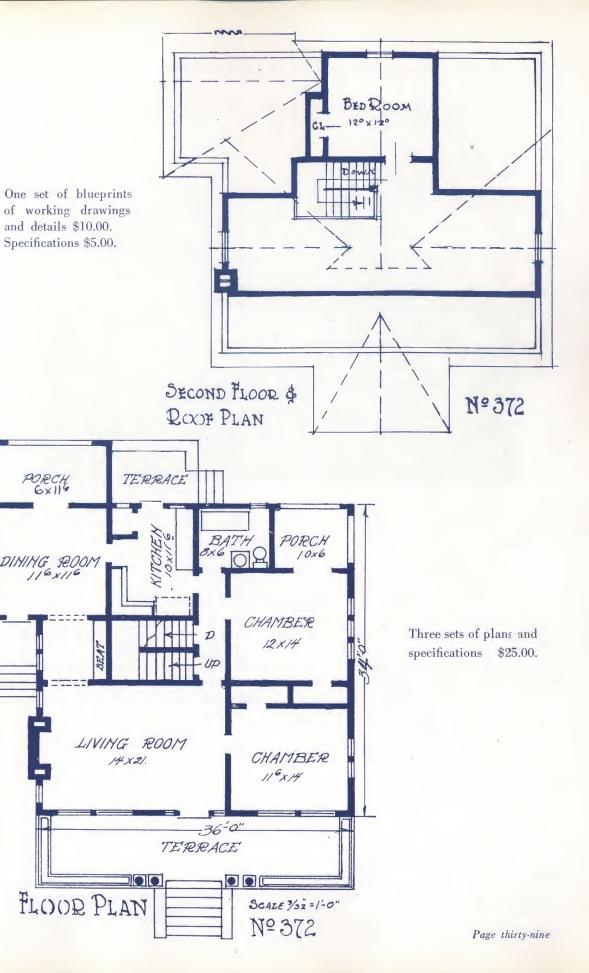
A colonial cottage with an unusual floor plan. From the covered portico with a terrace on each side one enters direct into the living room, which is of good proportions.

The dining room is to the rear, and is reached thru a passage, in which is a built-in seat with hinged lid. Off the dining room is a screened-in porch, while another screened-in porch is provided off the rear bedroom. Both the bedrooms are large with plenty of light, cross ventilation and ample wall space.

There is an additional bedroom provided for on the second floor.

A full basement gives plenty of storage space for screens and storm sash, as well as a laundry, fruit and vegetable room and furnace room.

With exterior walls a light tan or cream color, red roof and colonial details, this home is particularly pleasing.



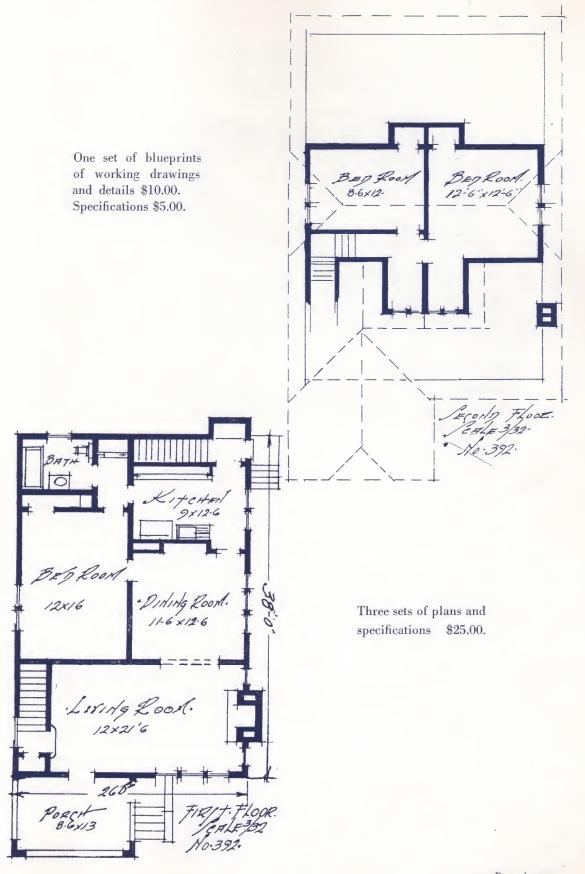
PORCH 6×116



Contents 24,700 cubic feet

This attractive semi-bungalow has attracted much favorable comment. The plan embodies all the modern requirements for convenience. The living room is unusually spacious for so small a home. The dining room is connected by a wide arch and is a very cheerful room. The kitchen is convenient and the rear entry contains space for icebox and from this entry the stairway to basement.

One extra large bedroom is on the first floor and on the second floor there are two, each with commodious closets. Hardwood interior finish and floors throughout the first floor, pine to paint on the second floor.





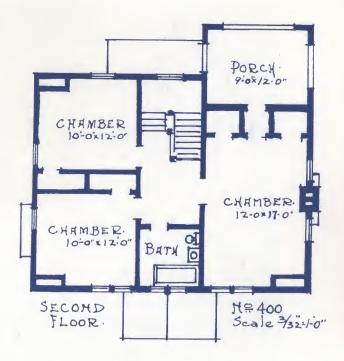
Contents 22,490 cubic feet

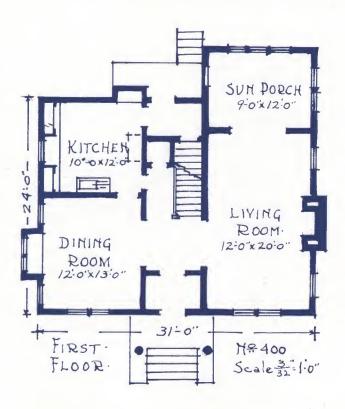
The cottage home here illustrated is what is called a gambrel roof colonial. This type of home is extremely popular in the south and east. The floor plan arrangement is typical of this type of home; with the hall in the center, living and sun porch on the one side and dining room and kitchen on the other.

There is a small rear platform from which the refrigerator is iced, while the rear door opens into a rear entry underneath the main stair landing. From this entry a stair leads to the basement, which is complete with laundry, heating plant, etc. On the second floor are three well arranged chambers, the large chamber over the living room has two closets, and a French door opening onto a screened-in sleeping porch.

The exterior walls are white cement plaster which with the green stained shingled roof, green shutters, and a touch of color in the flower boxes, make a pleasing combination.

One set of blueprints of working drawings and details \$10.00. Specifications \$5.00.





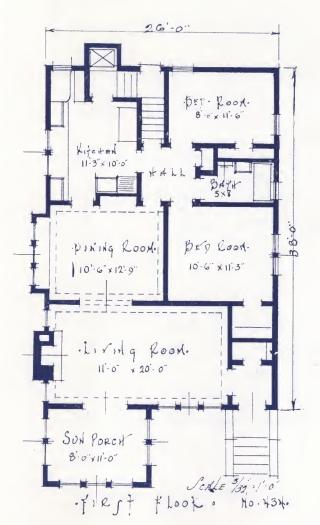


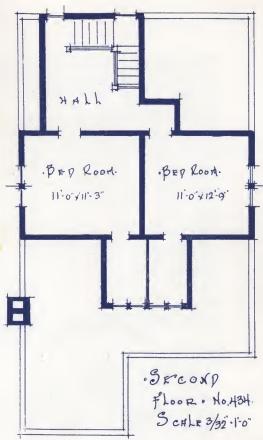
Contents 22,700 cubic feet

This bungalow is attractive in its simplicity. The exterior is finished in cement stucco tinted Ivory, with slate surfaced asphalt shingles. A long living room with fireplace and ceiling cornice, cased opening to dining room with built-in buffet and a recessed bay with a group of windows. An ideal kitchen with breakfast nook and a built-in icebox in the rear entry. On the first floor there are two bedrooms with a closet off

each, and a coat closet off the vestibule and a linen closet off the private hall. A complete bathroom accessible from the hall and stairway to attic from the hall with door at grade to basement. On the second floor are two bedrooms and a large day-light closet for each

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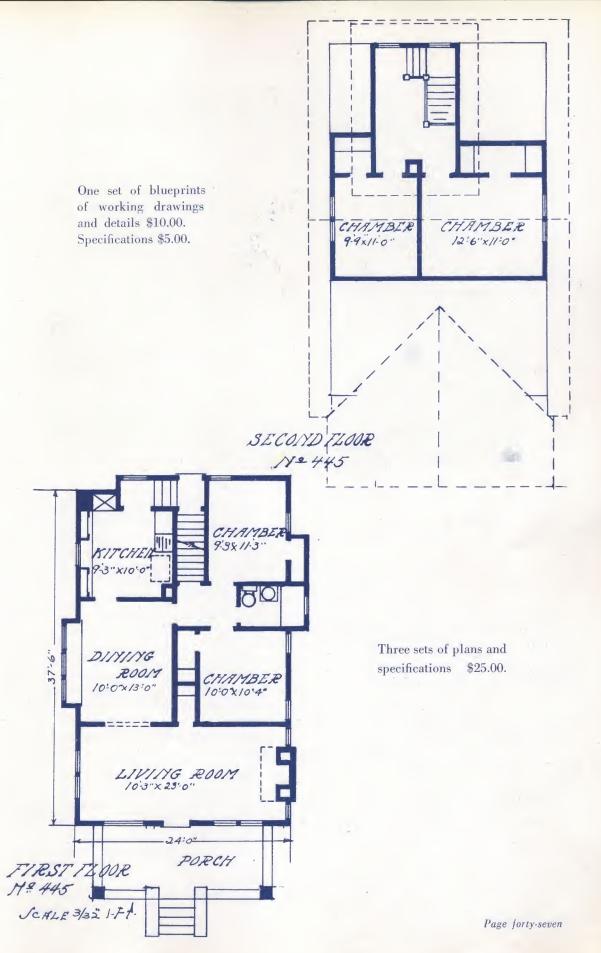
Contents 20,640 cubic feet

For those who want a bed room on the first floor, yet who object to building strictly a bungalow, or a full two story house, this home appeals to many.

The large porch across the entire front can be screened or glazed in if desired.

The long living room has a large brick fireplace in the end. The cased opening between the living room and dining room, permits a view of the attractive buffet. The front chamber might be converted into a den and the rear bedroom used for visitors. On the second floor are located two large chambers and an additional toilet, with plenty of good storage space under the roof.

The basement is complete in its appointments. The exterior is of white cement plaster, with a tan colored brick for the foundation walls above grade and the porch piers.





Contents 22,420 cubic feet

The main feature that will attract our readers in this story and a half cottage is the bed room and bath on the first floor. With sickness in the family, this is especially convenient for the house wife who does her own work.

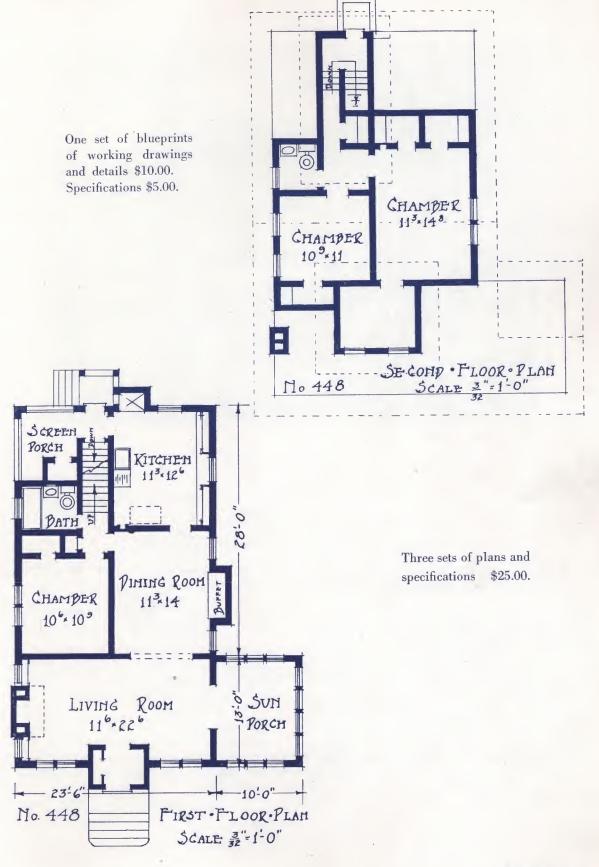
The front vestibule is projected far enough to get in a coat closet. With a fireplace in one end of the long living room, and French doors in the opposite end leading onto a sun porch, ample wall space, this room may be said to be ideal.

Two additional chambers together with a toilet are finished off on the second floor, with

plenty of closet space gained by the roof treatment.

The basement, while unfinished, provides for the installation of laundry trays, room for screens and sash, as well as a vegetable room.

The exterior walls are of plaster stained a cream, while the roof shingles are red. The treatment of the bracketed hood, also the addition of the flower box, gives "class" to this design.





Contents 25,950 cubic feet

Another colonial design similar to our design No. 400, although somewhat larger and more pretentious.

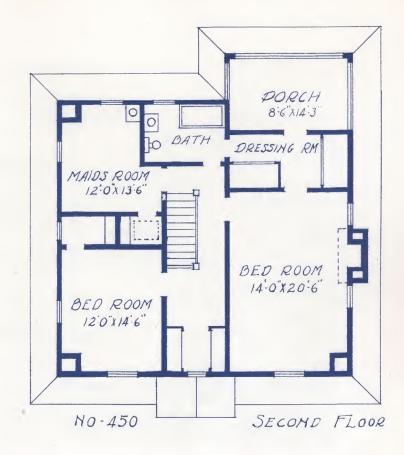
In order that the living room shall be as wide as possible, the fireplace has been extended on the side; this extension takes in the bookcases as well. The chimney is carried up and a fireplace provided for in the chamber above.

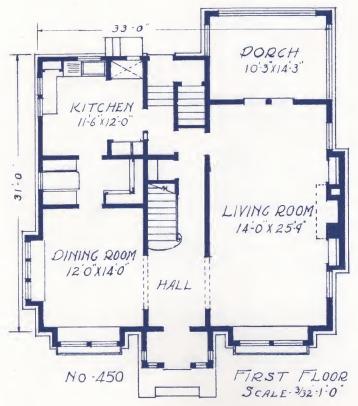
The rear entrance is thru the grade door up four steps into a little rear hall. The kitchen arrangement is very compact, and in addition to the kitchen cupboards, there is a good sized pass pantry in which is located addictional cupboards and a pullman breakfast alcove.

On the second floor are three chambers, dressing room, screened-in sleeping porch and bath.

If additional bedroom space is desired the large chamber could be reduced in size, and the space thus gained, together with the dressing room, converted into a fifth bedroom.

One set of blueprints of working drawings and details \$10.00. Specifications \$5.00.







Contents 18,600 cubic feet

This design of a six room home is one of the best of our entire collection of cottage homes.

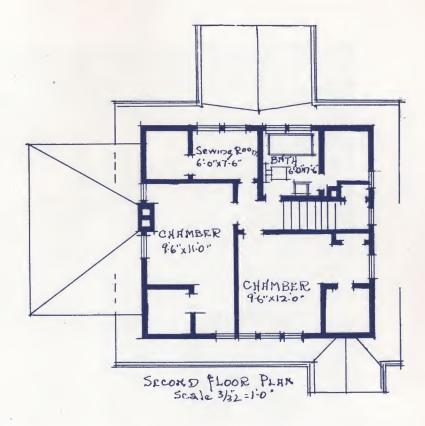
Simple in lines, yet exceedingly attractive with a floor plan that is practical, convenient and economical to build.

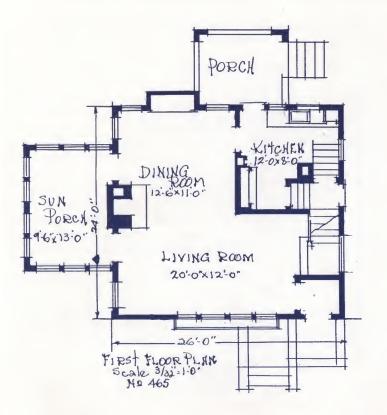
The plan is an ideal one where there is much entertaining done, as the entrance is in the corner of the living room which is across the entire front, the dining room is in reality a part of the living room. There is a large tile fireplace in the center of this side, at each side are French doors opening onto a sun porch.

Beside this sun porch there is a screened-in porch on the rear convenient to the kitchen which can be used as an eating porch in warm weather.

On the second floor are two bedrooms, a sewing room, bath and plenty of storage space under the roof.

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Contents 25,320 cubic feet

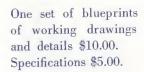
With vines clinging to its white cement plaster walls, brick up to the first story sills and warm red tile roof, this home set among trees is exceedingly attractive.

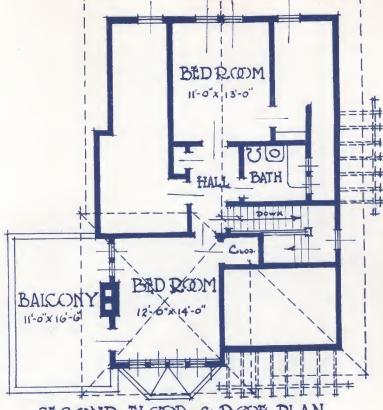
It was built on a lot somewhat higher in the rear, which accounts for the number of steps one has to ascend to reach the vestibule, the end of which contains a large coat closet.

The living room is ideal, with its extended bay in front, the owner taking full advantage of the front and side exposure. With such a living room a sun room is unnecessary, but a screenedin porch is provided for.

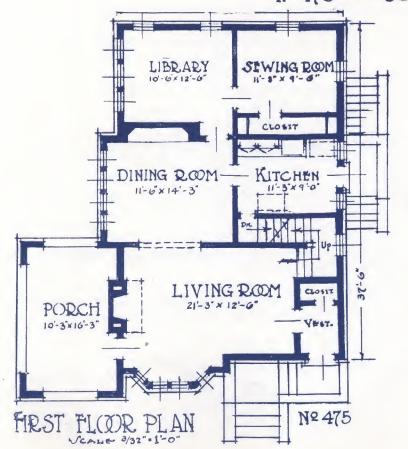
To the rear of the dining room is a large well lighted library, while off this room is a sewing room. Should one desire, the library could be used as a bed room, the sewing room reduced in size and a first floor toilet provided.

Two bedrooms, bath and plenty of storage space is obtained on the second floor.





SECOND FLODR & ROOF PLAN
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Page fifty-five

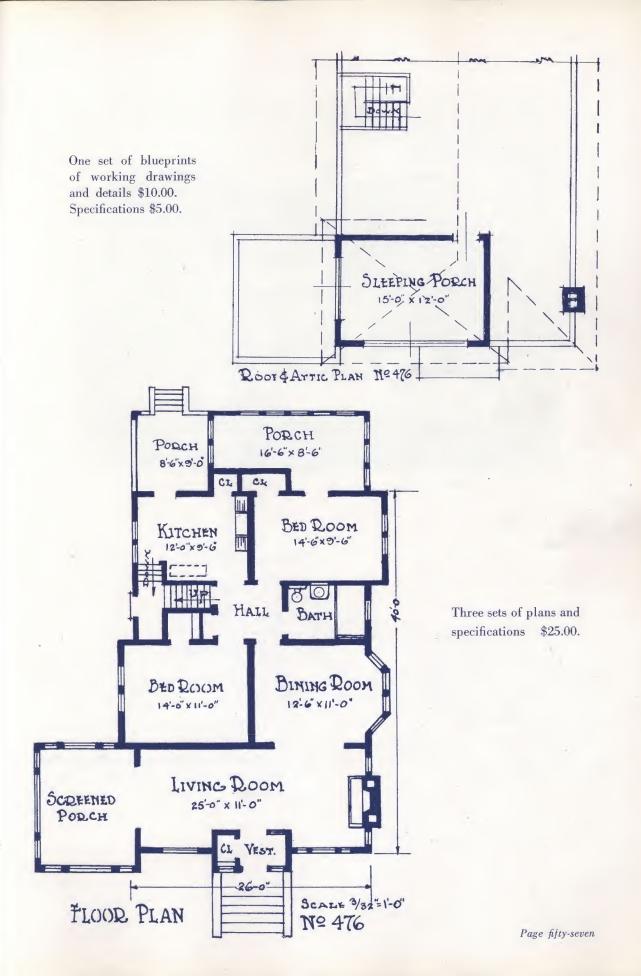


Contents 26,000 cubic feet

The predominating feature of this home is the tower effect which provides a sleeping porch on the second floor. The pergola beams over the projected vestibule in which is located the coat closet are extremely pleasing.

The long living room across the front with the fireplace in one end while in the opposite end are French doors leading onto a sun room, opens the rooms up and makes an ideal arrangement for entertaining. Beside the two bedrooms and bath, on the first floor is a large screened-in sleeping porch on the rear, which can be used as a living porch when the sun is too warm in the front.

The exterior walls are of cement plaster which with the clinging vines, and roof shingles stained a moss green, make a very picturesque effect.





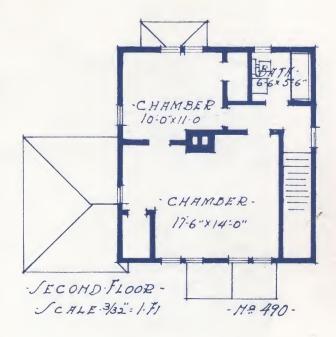
Contents 15,950 cubic feet

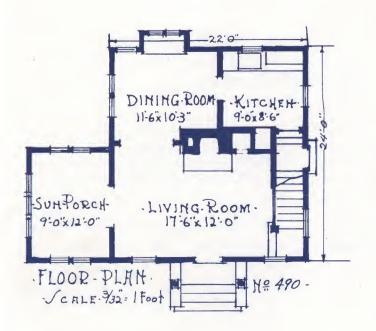
One of the most compact plans in our book. A home 22 feet wide by 24 feet deep, with three good sized rooms on the first floor, and two bedrooms and bath up-stairs.

The exterior of extra wide white siding, and green shingled roof, worked out on colonial lines is most interesting.

Anyone desiring to build a small colonial home either as an investment or for a home will make no mistake in deciding on this plan. We do not hesitate to recommend this design.

One set of blueprints of working drawings and details \$10.00. Specifications \$5.00.





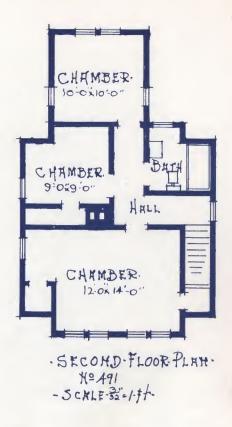


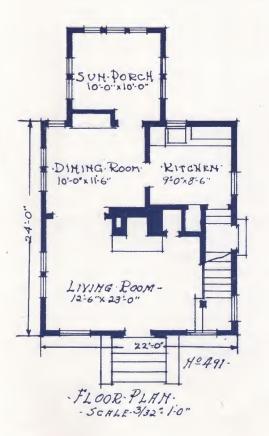
Contents 16,390 cubic feet

This design is similar to our number 490 except that the front entrance hood is supported by brackets, set against pilasters, instead of by columns. The sun porch has been removed from the side and placed in the rear. This on account of exposure and width of the lot.

The exterior of extra wide white siding, and green shingle roof worked out on colonial lines is most interesting. On the second floor there are three chambers and a complete bathroom. The interior finish is birch finished in mahogany for doors and the trim is in ivory white enamel. Tile floor in the bathroom, the balance thruout birch or maple.

One set of blueprints of working drawings and details \$10.00. Specifications \$5.00.







Contents 25,000 cubic feet

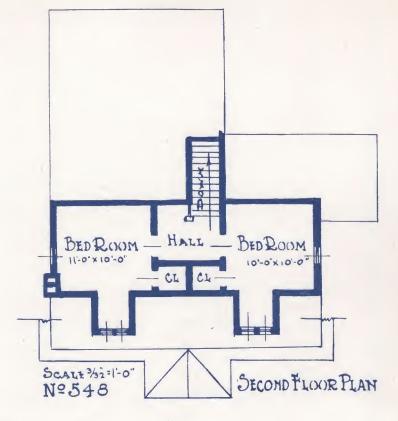
In this design we have a semi-bungalow with two chambers on each floor. Here again the details have been worked out in the colonial expressing individuality from the pergola to the dormers on the roof.

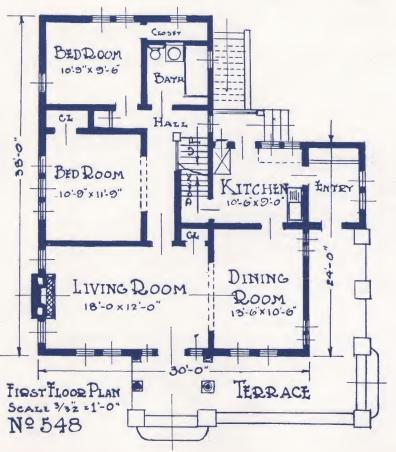
The addition of awnings gives a very homelike appearance, as well as to make the home complete in every respect.

The plan shows a driveway on the dining room side, with steps at the end of the terrace as well as in front. At the end of the pergola is an entry thru which one may enter the kitchen; if desired this entry could be converted into a breakfast alcove.

A stairway leads to the second floor where the additional rooms are finished off, giving a much more commodious home than would appear from a glance at the exterior.

One set of blueprints of working drawings and details \$10.00. Specifications \$5.00.





## Conclusion

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IN PREPARATION of this book we have endeavored to use only designs that we know to be practical, homes that in most cases have actually been built.

Should you be unable to find a plan or an exterior that appeals to you, send for a copy of our books on "Bungalows" or "Two Story Homes," which will be sent on receipt of \$1.00 per copy. If, after a careful study of all our books you are unable to find just the home that appeals to you, send us a rough sketch of your ideas and we will be pleased to quote you a price on special plans prepared to your order.

We also furnish stock plans as well as make plans and specifications for Duplex and apartment houses, hotels and all kinds of public buildings.

Do not attempt to build without complete plans, details and specifications, as the cost of a complete set of architects plans is nominal when the total expenditure is taken into consideration. Expensive mistakes are avoided, while the final results are apparent, this is important as it may mean several hundred dollars more if a sale is realized.

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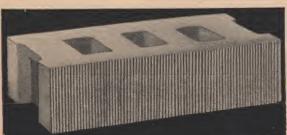
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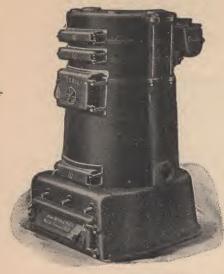


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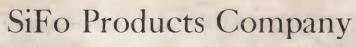
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